



**Zoning Board of Review**  
**PUBLIC NOTICE**  
**CITY OF PROVIDENCE**  
**ZONING BOARD OF REVIEW**  
**444 WESTMINSTER STREET (2<sup>ND</sup> FLOOR)**  
**PROVIDENCE, RHODE ISLAND 02903-3206**

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Monday, October 6, 2014 at 5:30 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:

**On Wednesday, September 3, 2014, the Board continued the following matter for hearing:**

S & H INVESTMENTS, LLC: 539 Admiral Street, also known as Lot 214 on the Tax Assessor's Plat 123, located in a Residential R-2 Two-Family Zone; filed an application requesting a Dimensional Variance for relief from Sections 202.4 and 304 in the proposed construction of a 6'8" x 13'4" addition at the rear of the existing two-family dwelling to increase the living space of both dwelling units by approximately 91 square feet. The applicant seeks relief from regulations governing addition and enlargement of a building nonconforming by dimension and the rear yard setback. The lot in question contains approximately 3,374 square feet of land area.

**On Wednesday, September 6, 2014, the Board continued the following matters for decision only:**

CUMBERLAND FARMS, INC.: 338-350 Allens Avenue, also known as Lot 368 on the Tax Assessor's Plat 47, located in a Waterfront W-3 Port/Maritime Industrial Zoning District; filed an application requesting a Use Variance seeking relief from Section 303(5.0)-Use Code 53.3. The applicant is seeking to park and utilize a 6,000 gallon mobile trailer and an 11,000 gallon mobile container to be used to refuel its fleet of vehicles with liquefied natural gas. Relief is being sought from regulations governing the use restriction; whereby, liquefied natural gas is not permitted to be stored in bulk in the W-3 zone. The lot in question contains approximately 724,187 square feet of land/water area.

MARK P. FERNANDES AND JAMES A. FERNANDES: 60, 112 & 116 Smart Street, also known as Lots 711, 712 & 713 on the Tax Assessor's Plat 77, located in a Residential R-1 One-Family Zone; filed an application seeking a Dimensional Variance requesting relief from Sections 204.2 and 304. Each existing lot contains 3,200 square feet of land area, totaling 9,600 square feet of land. The applicants propose to reconfigure said land into two (2) new lots. Each new lot would contain 4,800 square feet of land area upon which a 38' x 30' single-family dwelling with a 10' x 10' rear deck would be constructed on each new lot. Relief is sought from regulations governing the merger of substandard lots of record, and minimum lot area; whereby, in an R-1 district, new lots must consist of a minimum of 6,000 square feet of land area.

## **NEW MATTERS**

11 EUCLID, LLC: 11 Euclid Avenue, also known as Lot 106 on the Tax Assessor's Plat 13, located in a Residential R-3 Three-Family Zone; filed an application requesting a Dimensional Variance seeking relief from Section 304 (minimum lot area, minimum lot area per dwelling unit, minimum rear yard, and maximum lot coverage) pursuant to Sections 200 and 902.3; and a Special Use Permit for relief from Section 703.2 (parking requirements) pursuant to Sections 707, 707.1 and 902.4, in order to convert the existing two-family dwelling into a three-family dwelling by altering the unused basement into an apartment. No changes to the exterior of the building are proposed other than the addition of an enclosed stairway at the rear of the building and a below-grade open stairway in the front. A three-family dwelling is a permitted use in the R-3 district, but requires a lot size of 6,000 square feet of land area; the existing lot area is 3,238 square feet. A minimum rear yard of 17'6" would be required and approximately 11'1" is proposed. The maximum lot coverage in the R-3 district is restricted to 40 percent, the existing lot coverage is 42.1 percent, and the proposed stairways would increase the lot coverage to 47.4 percent. A total of 4 parking spaces would be required, the existing driveway provides for 2 spaces only.

229 WATERMAN STREET, LLC: 233, 237 & 229 Waterman Street and 12 & 16 Seekonk Street, also known as Lots 165, 166, 168, 216 & 217 on the Tax Assessor's Plat 15, located in a General Commercial C-2 Zone; filed an application requesting a Special Use Permit pursuant to Section 303-Use Code 57.2 for a new drive-up window for a bank, other multiple permitted uses are also proposed including a new restaurant greater than 2,500 square feet of gross floor area. The applicant further seeks a Special Use Permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 relating to the parking requirements; whereby, 100 parking spaces are required, 81 spaces would be provided. Additionally, a Dimensional Variance is being sought for relief from Sections 605, 605.1, 605.5, 607 and 607.3, in order to increase the number of signs at the property. A Dimensional Variance is also sought for relief from Section 425.2(A) regarding the number of trees abutting a public right of way. The lots in question together contain approximately 53,578 square feet of land area.

ReFOCUS, INC.: 48 Greeley Street, also known as Lot 74 on the Tax Assessor's Plat 71, located in a Residential R-3 Three-Family Zone; filed an application requesting a Use Variance for relief from Section 303-Use Code 64.1, in order to construct a new parking lot that would provide support parking for the existing community center located on Lot 47, Plat 71 located directly across Greeley Street from the subject. The applicant seeks relief from the use restriction; whereby, principle use parking lots are not permitted within the R-3 district. The lot in question contains approximately 3,200 square feet of land area.

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.**

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET